

1 **BLUE STREAM, LLC,** * **BEFORE THE**
2 **PETITIONER** * **PLANNING BOARD OF**
3 **ZRA 98** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend approval of the ZRA-98 amendments to the Section 127.5*
6 *Corridor Activity Center District regulations in accordance with the second*
7 *Revised Attachment B dated July 17, 2008.*

8 **ACTION:** *Recommended Approval; Vote 3 to 0.*

9 * * * * *

10 At its public meetings on June 5, 2008 and June 19, 2008 and its worksession on July 17, 2008, the
11 Planning Board of Howard County, Maryland, considered the petition of Blue Stream, LLC for an
12 amendment to the Zoning Regulations to amend Section 127.5 (CAC: Corridor Activity Center District) to
13 modify limitations on certain banking institutions; to provide exceptions to the maximum height regulations
14 for certain uses of CAC developments abutting Route 1 and I-95; to provide revised setbacks for structures
15 and uses abutting I-95; to provide revised open space requirements; to provide exceptions to the floor area of
16 certain commercial uses in qualifying CAC developments; and to eliminate certain prohibitions on residential
17 uses along the Route 1 Corridor in qualifying CAC developments.

18 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,
19 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department
20 of Planning and Zoning recommended approval of the petition with modifications as specified in a second
21 Revised Attachment B dated July 17, 2008 made part of the Technical Staff Report.

22 The Petitioner was represented by Kevin Kelehan. Mr. Kelehan stated that the Petitioner agrees with
23 the Technical Staff Report, and recommends that the petition be approved with the Department of Planning
24 and Zoning revisions.

25 Mr. Rosenbaum stated that one previous concern about the amenity area has been addressed in the
26 newest revisions, and that he believes the new open space percentage is a good idea. He expressed that much
27 thought had produced an improved amendment package. Mr. Alexander agreed, stating that considerable
28 effort has gone into making the making the amendments work, especially for those sites fronting on US 1, and
29 he commended this good effort.

30 Mr. Alexander made the motion to recommend approval of the petition in accordance with the second
31 Revised Attachment B dated July 17, 2008. Mr. Rosenbaum seconded the motion. The motion passed by a
32 vote of 3 to 0.

1 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 31st day of July,
2 2008, recommends that ZRA 98, as described above, be APPROVED, in accordance with the second Revised
3 Attachment B dated July 17, 2008.

4
5 HOWARD COUNTY PLANNING BOARD


6 ABSENT

7 Tammy J. Citaramanis, Chairman

8 
9 David Grabowski, Vice-Chair

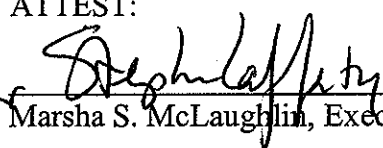
10 ABSENT

11 Linda A. Dombrowski

12 
13 Gary Rosenbaum

14 
15 Ramsey Alexander Jr.

16
17 ATTEST:

18 
19 Marsha S. McLaughlin, Executive Secretary